

Newark -
Housing Authority -
Misc. -

Consolidated Balance
Sheets, 1955; 1957;
1952; 1958

(1952-1958)

MAR 56

HOUSING AUTHORITY OF THE CITY OF NEWARK

Consolidated Balance Sheet as of June 30, 1952

	ASSETS					SUR TOTALS	TOTAL
	Under Management		Under Construction		Under Planning		
	Locality-based Low-Rent Projects John Wayne East Hawthorne Court James M. Butler Square Sharon Green Village John W. Scott Court John F. Kelly Court	Publicly-owned War Housing Project	Locality-based Low-Rent Project	Lengthy-owned Low-Rent Projects Cora E. Goldsboro House, Thomas J. Walsh House, New Project of Kathleen Ave. and West Street E.	Lengthy-owned Low-Rent Project		
CURRENT ASSETS							
Cash in banks:							
Administration fund.....	224,225.19	26,487.81	18,990.83	3,817,822.19	66,367.22	4,360,223.05	
Security deposit fund.....	2,752.80	224.00	229.00	—	—	3,005.80	
Petty cash.....	668.00	68.00	38.00	250.00	—	1,000.00	
Total cash.....	227,646.00	26,780.81	19,257.83	3,818,072.19	66,367.22		\$ 8,186,774.05
Accounts receivable:							
Tenants.....	18,811.29	729.00	1,764.00	5,510.30	—	17,804.59	
Rentling fund.....	—	8,588.00	9,999.00	10,000.00	—	28,597.00	
Development.....	—	—	—	26,026.70	—	26,026.70	
Total accounts receivable.....	18,811.29	9,317.00	10,763.00	21,536.00	—		62,415.29
Inventory:							
Fuel oil.....	8,418.84	428.82	1,000.00	—	—	7,947.66	
Tools, equipment, materials.....	70,781.25	—	—	—	—	70,781.25	
Total inventory.....	79,199.10	428.82	1,000.00	—	—		79,199.10
Accrued interest on U.S.A. investments.....	66.75	—	—	10,828.54	—	10,895.29	
Fiscal agents' accounts (audit services).....	558,865.75	—	—	—	—	558,865.75	
Public Housing Administration reserves.....	—	—	47,186.00	—	—	47,186.00	
Investments:							
Administration fund.....	360,766.81	—	—	—	—	360,766.81	
Security deposit funds.....	8,472.80	1,720.00	1,710.00	—	—	12,902.80	
Development funds.....	—	—	—	2,566,929.22	—	2,566,929.22	
Total investments.....	469,239.61	1,720.00	1,710.00	2,568,849.22	—		3,240,428.83
Development expenditures.....	—	—	—	12,626,672.00	97,088.82	12,723,760.82	
Uncompleted development contracts.....	—	—	—	26,625,768.62	—	26,625,768.62	
Contingency stamp fund.....	—	—	—	281.70	—	281.70	
Deferred charges:							
Prepaid insurance.....	25,273.00	1,588.00	2,708.21	3,448.18	—	30,467.39	
Gift replenishments.....	228,228.50	—	—	—	—	228,228.50	
Prepaid pension fund.....	—	—	—	—	866.78	866.78	
Total deferred charges.....	253,471.50	1,588.00	2,708.21	3,448.18	866.78		258,652.67
Total current assets.....							\$6,499,628.64
FIXED ASSETS							
Development costs (net).....	12,766,688.00	—	—	—	—		12,766,688.00
Total assets.....							\$6,511,000.00
LIABILITIES AND SURPLUS							
CURRENT LIABILITIES							
Accounts payable:							
Food and clothing.....	50.00	—	—	—	—	50.00	
Security accounts payable.....	12,180.04	3,228.00	1,868.00	655.42	—	17,721.46	
Oil deposits.....	1,165.50	—	—	17,865.46	—	19,030.96	
Contract retainages.....	1,654.82	4,482.00	—	762,717.23	—	768,854.05	
Operating fund.....	26,588.00	—	—	—	—	26,588.00	
Public Housing Administration retain.....	—	8,402.50	4,862.06	—	—	13,264.56	
Total accounts payable.....	39,948.36	16,112.50	6,730.06	780,687.70	—		\$ 852,842.71
Contract awards - development.....	—	—	—	26,625,768.62	—	26,625,768.62	
Leases payable (temporary sales, non-PHA).....	—	—	—	21,000,000.00	—	21,000,000.00	
Leases payable (public housing loan PHA).....	—	—	—	—	120,000.00	120,000.00	
Accrued:							
Accrued interest payable (non-PHA).....	—	—	—	24,748.24	—	24,748.24	
Accrued interest payable (PHA).....	—	—	—	—	1,766.82	1,766.82	
Accrued insurance.....	7,627.00	323.82	266.50	126.00	—	8,343.32	
Accrued water.....	1,861.44	103.44	127.00	—	—	1,791.88	
Accrued electricity.....	3,262.50	488.91	808.81	—	—	4,559.22	
Accrued gas.....	1,482.94	148.28	188.17	—	—	1,819.39	
Accrued payments to less of taxes.....	26,276.73	12,724.27	21,272.00	—	—	60,273.00	
Total accruals.....	35,582.58	14,688.74	23,348.47	24,962.31	1,766.82		112,348.92
Prepaid income and deposits:							
Tenants' security deposits.....	12,255.00	2,716.00	5,000.00	—	—	19,971.00	
Tenants' rents.....	2,929.00	882.00	603.00	—	—	3,792.00	
Machines PHA annual contribution.....	471,688.00	—	—	—	—	471,688.00	
Total prepaid income and deposits.....	476,872.00	2,798.00	1,603.00	—	—		481,273.00
Total current liabilities.....							\$6,503,503.00
FIXED LIABILITIES							
Bonds outstanding:							
Series A.....	881,000.00	—	—	—	—	881,000.00	
Series B.....	11,000,000.00	—	—	—	—	11,000,000.00	
Total bonds outstanding.....	11,881,000.00	—	—	—	—		11,881,000.00
Reserves.....	2,375,000.00	—	47,000.00	—	—		2,422,000.00
Working capital.....	60,000.00	—	—	—	—		60,000.00
Annual contribution allowance.....	7,802.57	—	—	—	—		7,802.57
Total fixed liabilities.....	14,313,802.57	—	—	—	—		\$14,313,802.57
Surplus.....	—	—	—	—	—		14,313,802.57
Total current liabilities.....							\$6,503,503.00
Total liabilities and surplus.....							\$20,817,305.57

HOUSING AUTHORITY OF THE CITY OF NEWARK

Consolidated Balance Sheet as of June 30, 1952

ASSETS

	Under Management		Under Construction		Under Planning		SUB TOTALS	TOTAL
	Locally-owned Low-Rent Projects	Federally-owned Housing Project	Federally-owned Low-Rent Project	Locally-owned Low-Rent Projects	Locally-owned Low-Rent Project	Locally-owned Low-Rent Project		
	Locality-owned Low-Rent Projects John Wayne Court Pascagoula Court James M. Taylor Terrace Kaplan Green Village John W. West Court Felix Todd Court	Grady Court	Franklin B. Rosenfeld House	City S. Catherine Homes, Thomas J. Walsh Homes, West Project at Belmont Ave. and West Jersey St.	First West			
CURRENT ASSETS								
Cash in bank:								
Administration fund.....	25,525.18	20,465.00	18,865.25	1,812,622.10	66,901.27	8,195,223.30		
Security deposit fund.....	2,751.00	294.00	279.00	—	—	3,324.00		
Payable cash.....	660.00	50.00	50.00	250.00	—	1,010.00		
Total cash.....	28,936.18	20,809.00	19,194.25	1,813,172.10	66,901.27	8,199,557.35		\$ 8,199,557.35
Accounts receivable:								
Tenants.....	19,970.29	775.00	1,794.00	5,519.25	—	11,968.54		
Revolving fund.....	—	9,560.00	9,960.00	18,000.00	—	38,580.00		
Development.....	—	—	—	78,220.75	—	78,220.75		
Total accounts receivable.....	19,970.29	10,335.00	10,754.00	83,739.95	—	114,030.24		82,918.57
Investments:								
Real estate.....	8,470.04	429.02	1,086.05	—	—	2,942.01		
Tenants' equipment, materials.....	70,001.50	—	—	—	—	70,001.50		
Total investments.....	78,471.54	429.02	1,086.05	—	—	79,976.61		78,123.00
Accrued interest on U.S.A. investments.....	61.75	—	—	18,025.84	—	18,087.59		18,087.59
Fund agents' accounts (held carrying).....	558,065.75	—	—	—	—	558,065.75		558,065.75
Public Housing Administration reserves.....	—	—	41,180.00	—	—	41,180.00		41,180.00
Investments:								
Administration funds.....	395,180.01	—	—	—	—	395,180.01		
Security deposit funds.....	5,425.00	1,775.00	1,775.00	—	—	11,975.00		
Development funds.....	—	—	—	1,980,020.22	—	1,980,020.22		
Total investments.....	400,605.01	1,775.00	1,775.00	1,981,805.22	—	2,384,190.23		2,384,190.23
Development expenditures.....	—	—	—	13,660,022.00	21,626.02	13,691,648.02		13,691,648.02
Uncompleted development contracts.....	—	—	—	20,072,790.02	—	20,072,790.02		20,072,790.02
Developmentary slush fund.....	—	—	—	261.75	—	261.75		261.75
Deferred charges:								
Prepaid income.....	75,273.00	1,560.00	2,760.21	3,640.15	—	83,233.36		
Debt requirements.....	330,224.50	—	—	—	—	330,224.50		
Prepaid payable fund.....	—	—	—	—	646.70	646.70		
Total deferred charges.....	305,497.50	1,560.00	2,760.21	3,640.15	646.70	313,504.56		313,504.56
Total current assets.....	12,700,000.00	—	—	—	—	12,700,000.00		12,700,000.00
FIXED ASSETS								
Development - non-FHA.....	12,700,000.00	—	—	—	—	12,700,000.00		12,700,000.00
Total assets.....	12,700,000.00	—	—	—	—	12,700,000.00		12,700,000.00

LIABILITIES AND SURPLUS

CURRENT LIABILITIES								
Accounts payable:								
Bond deductions.....	56.00	—	—	—	—	56.00		
Security accounts payable.....	12,720.14	2,225.00	1,860.00	560.00	—	17,365.14		
Bid deposits.....	1,100.00	—	—	17,000.00	—	18,100.00		
Contract retention.....	1,054.02	4,440.00	—	767,217.20	—	772,711.22		
Revolving fund.....	36,580.00	—	—	—	—	36,580.00		
Public Housing Administration rates.....	—	8,002.57	4,861.00	—	—	12,863.57		
Total accounts payable.....	50,460.16	15,727.57	6,721.00	784,837.20	—	855,845.93		\$ 855,845.93
Contract awards - development.....	—	—	—	20,072,790.02	—	20,072,790.02		20,072,790.02
Loans payable (company notes, non-FHA).....	—	—	—	23,680,000.00	—	23,680,000.00		23,680,000.00
Loans payable (refinancing loan FHA).....	—	—	—	—	120,000.00	120,000.00		120,000.00
Accounts:								
Accrued interest payable (non-FHA).....	—	—	—	24,100.24	—	24,100.24		
Accrued interest payable (FHA).....	—	—	—	—	1,300.02	1,300.02		
Accrued income.....	7,807.55	303.02	150.00	520.25	—	8,780.82		
Accrued taxes.....	1,001.64	105.04	105.00	—	—	1,211.68		
Accrued electricity.....	3,003.50	400.00	420.00	—	—	3,823.50		
Accrued gas.....	1,465.14	140.00	180.17	—	—	1,785.31		
Accrued payments in lieu of taxes.....	26,573.70	25,734.27	26,573.00	—	—	79,080.97		
Total accounts.....	36,348.56	26,682.33	26,348.17	24,695.26	1,700.02	122,654.25		
Prepaid income and deposits:								
Tenants' security deposits.....	12,725.00	2,770.00	1,260.00	—	—	16,755.00		
Tenants' notes.....	2,020.00	602.00	420.00	—	—	2,742.00		
Maximum FHA annual contribution.....	471,000.00	—	—	—	—	471,000.00		
Total prepaid income and deposits.....	475,025.00	2,772.00	1,680.00	—	—	479,477.00		479,477.00
Total current liabilities.....	12,700,000.00	—	—	—	—	12,700,000.00		12,700,000.00
FIXED LIABILITIES								
Bonds outstanding:								
Series B.....	800,000.00	—	—	—	—	800,000.00		
Series C.....	11,900,000.00	—	—	—	—	11,900,000.00		
Total bonds outstanding.....	12,700,000.00	—	—	—	—	12,700,000.00		12,700,000.00
Reserves.....	2,020,000.00	—	6,100.00	—	—	2,026,100.00		2,026,100.00
Working capital.....	60,700.00	—	—	—	—	60,700.00		60,700.00
Annual contribution allowances.....	3,102.57	—	—	—	—	3,102.57		3,102.57
Total fixed liabilities.....	14,882.57	—	6,100.00	—	—	20,982.57		20,982.57
Surplus.....	—	—	—	—	—	—		
Total current liabilities.....	12,700,000.00	—	—	—	—	12,700,000.00		12,700,000.00
Total liabilities and surplus.....	12,700,000.00	—	—	—	—	12,700,000.00		12,700,000.00

HOUSING AUTHORITY OF THE CITY OF NEWARK

Consolidated Balance Sheet as of December 31, 1955

ASSETS

	DEBT EXEMPTION				TOTAL
	Locally owned: Gold Boyles Court Pineapple Court Beverly B. Borden House Eugene Court Village John W. Ford Court John Ford Court	LOW COST HOUSING PROJECTS Federal mortgage Federal mortgage	Locally owned: Franklin B. Borden House John L. Borden House Archibald Borden House Rev. Wm. F. Scott House Christopher Columbus House	OTHERS	
CURRENT ASSETS					
Cash in banks:					
Administration fund	\$ 348,251.85	\$ 80,693.28	\$ 2,677,070.19	\$ 3,106,015.92	
Fund cash	1,450.00	20.00	400.00	1,900.00	
Total cash	349,701.85	80,713.28	2,677,470.19		\$ 3,107,915.92
Accounts receivable:					
Tenants (project)	15,324.32	1,587.00	19,695.02	36,609.34	
Tenants (site)	—	—	4,730.50	4,730.50	
Resolving fund	—	9,500.00	215,000.00	224,500.00	
Sundry	1,892.22	73.00	4,524.35	6,489.57	
PHA annual contribution	—	—	606,839.45	606,839.45	
Total accounts receivable	16,916.74	11,159.00	830,812.32		878,888.06
Inventories:					
Fuel oil	5,228.66	565.20	12,288.90	18,182.76	
Tools, equipment, materials	796,370.42	—	—	196,520.42	
Total inventories	301,848.48	565.20	12,288.90		314,702.58
Accrued interest on LHA investments	93.75	—	—	93.75	
Fiscal agents' accounts (debt service)	—	—	503,099.01	503,099.01	
Advance amortization fund	—	—	3,861.70	3,861.70	
Public Housing Administration reserves:					
Investments (administration fund)	431,479.43	1,862.40	1,164.00	434,504.23	
Development expenditures	—	—	18,994,958.04	18,994,958.04	
Uncompleted contracts (contract)	—	—	1,484,836.34	1,484,836.34	
Deferred charges:					
Prepaid insurance	18,751.33	3,568.82	35,755.12	58,075.27	
Insurance deposits	—	—	1,960.56	1,960.56	
Sundry	—	—	5,917.44	5,917.44	
Total deferred charges	18,751.33	3,568.82	43,633.12		65,953.27
Total current assets	1,018,791.78	97,890.30	24,173,123.69		25,289,814.70
FIXED ASSETS					
Land, structures and equipment	13,997,334.91	1,316,152.05	38,502,949.92	53,816,436.88	
Less allowance for depreciation	2,790,847.10	284,539.97	932,464.16	4,007,871.23	
Net fixed assets	11,206,507.81	1,031,612.08	37,570,485.76		49,808,585.65
TOTAL ASSETS	\$12,225,299.59	\$ 1,129,511.38	\$41,742,569.38		\$71,097,400.35

CURRENT LIABILITIES

LIABILITIES AND SURPLUS

Accounts payable:					
Vendors and contracts	\$ 2,144.09	\$ 82.78	\$ 39,592.62	\$ 41,819.49	
Bond deductions	220.89	—	—	220.89	
Revolving receipts, PHA	—	10,498.45	—	10,498.45	
Sundry	—	—	200.00	200.00	
Sundry revolving fund advances	230,500.00	—	—	230,500.00	
Total accounts payable	232,864.98	10,581.23	39,792.62		\$ 283,238.83
Contract awards—development	—	—	1,484,836.34		1,484,836.34
Loans payable—temporary loan notes, non-PHA	11,108,000.00	—	—		11,108,000.00
Accruals:					
Interest payable, non-PHA notes	59,100.80	—	—	59,100.80	
Interest payable, bonds	—	—	361,433.02	361,433.02	
Insurance	2,123.99	262.78	3,973.67	6,360.64	
Utilities	8,124.64	1,116.78	13,823.55	22,764.97	
Payments in lieu of taxes	75,158.75	12,067.36	85,434.64	172,680.67	
Total accruals	144,508.18	13,466.82	464,385.10		622,360.10
Deferred credits:					
Tenants' prepaid rent	1,164.00	333.00	8,978.50	10,475.50	
Unamortized bond premium	—	—	627,463.87	627,463.87	
Total deferred credits	1,164.00	333.00	636,442.37		637,939.37
Deposits:					
Tenants' security deposits	12,180.00	1,745.00	18,205.00	32,130.00	
Performance deposits	1,891.58	—	—	1,891.58	
Total deposits	14,071.58	1,745.00	18,205.00		34,021.58
Contract relations	—	—	1,044,334.49		1,044,334.49
Total current liabilities	11,510,608.74	26,126.05	37,907,995.92		18,534,730.71
FIXED LIABILITIES					
Bonds issued	—	—	58,348,000.00	58,348,000.00	
Less bonds retired	—	—	768,000.00	768,000.00	
Net bonds outstanding	—	—	57,579,999.00	57,579,999.00	
Operating reserves	485,402.17	71,773.25	189,393.75	746,569.17	
Total fixed liabilities	485,402.17	71,773.25	57,769,392.75		58,333,569.17
Cumulative PHA contribution	3,237,034.95	18,799.93	2,184,241.64		5,440,076.52
Unamortized administration contract—PHA	—	1,042,636.89	(1,916,041.93)		1,042,636.89
Surplus (deficit)	(3,997,246.27)	(29,834.74)	(1,916,041.93)		(4,943,012.94)
TOTAL LIABILITIES AND SURPLUS	\$12,225,299.59	\$1,129,511.38	\$41,742,569.38		\$71,097,400.35

¹ Represents development costs for Christopher Columbus Homes, partly accepted and still under construction.

² Represents uncompleted contracts under development. It is listed by contract amount on liability side as Contract Awards.

³ Same as noted in Note 2.

⁴ Non-PHA temporary loan notes payable are for six dollar projects that were formerly under permanent financing and are now being refinanced on a temporary basis.

⁵ Surplus shows a deficit for bond purposes because PHA replaces fiscal allowances for depreciation. An actual appraisal of today's market, however, would greatly increase the dollar value of fixed assets.

HOUSING AUTHORITY OF THE CITY OF NEWARK

N. J. DOCUMENTS
NEWARK LIBRARY

Consolidated Balance Sheet as of December 31, 1955

ASSETS

	UNDER MANAGEMENT			
	Locality assets	LOW-RENT HOUSING PROJECTS	Locality assets	TRUSTS
	South Bergen Court Parsonage Court Bancroft House Thoburn Court Village John W. Boyd Court John Ford Court	Locality assets Bridley Court	Franklin B. Sweeney House Mrs. L. Emerson House Archibald Kirk House Ben. Wm. P. Davis House Christopher Columbus House	
CURRENT ASSETS				
Cash in banks:				
Administration fund	\$ 348,151.83	\$ 80,593.88	\$ 3,677,070.19	\$ 3,104,015.92
Petty cash	1,450.00	50.00	400.00	1,900.00
Total cash	349,701.83	80,743.88	3,677,470.19	
Accounts receivable:				
Tenants (project)	15,324.52	1,587.00	19,695.02	34,609.54
Tenants (site)	—	—	4,730.50	4,730.50
Revolving fund	—	9,500.00	215,000.00	224,500.00
Sundry	1,892.32	73.00	4,534.35	4,188.57
PHA annual contribution	—	—	600,839.45	600,839.45
Total accounts receivable	16,916.74	11,159.00	830,812.22	878,868.06
Inventories:				
Fuel oil	5,338.06	565.20	12,288.90	18,182.16
Tools, equipment, materials	196,530.42	—	—	196,530.42
Total inventories	201,848.48	565.20	12,288.90	214,702.58
Accrued interest on LHA investments	93.75	—	—	93.75
Fiscal agents' accounts (debt service)	—	—	503,099.01	503,099.01
Advance amortization fund	—	—	3,861.70	3,861.70
Public Housing Administration (reserves):				
Investments (administration fund)	431,479.63	1,862.40	1,164.00	434,806.03
Development expenditures ¹	—	—	18,594,958.54	18,594,958.54
Uncompleted contracts (control) ²	—	—	1,484,836.34	1,484,836.34
Deferred charges:				
Prepaid insurance	10,751.33	3,568.82	35,752.12	58,075.27
Insurance deposits	—	—	1,940.36	1,940.36
Sundry	—	—	5,917.44	5,917.44
Total deferred charges	10,751.33	3,568.82	43,633.12	65,953.27
Total current assets	1,018,791.78	97,899.30	24,172,123.62	25,288,814.70
FIXED ASSETS				
Land, structures and equipment	13,997,554.91	1,316,152.05	28,502,949.92	53,816,456.88
Less allowance for depreciation	2,790,647.10	284,539.97	923,484.16	4,007,871.23
Net fixed assets	11,206,907.81	1,031,612.08	27,579,465.76	49,808,585.65
TOTAL ASSETS	\$12,225,299.59	\$ 1,129,511.38	\$61,742,589.38	\$75,097,400.35

CURRENT LIABILITIES

LIABILITIES AND SURPLUS

Accounts payable:				
Vendors and contracts	\$ 2,144.09	\$ 82.78	\$ 39,592.62	\$ 41,819.49
Rent deductions	220.89	—	—	220.89
Residual receipts, PHA	—	10,498.45	—	10,498.45
Sundry	—	—	200.00	200.00
Sundry revolving fund advances	236,100.00	—	—	230,900.00
Total accounts payable	238,464.98	10,581.23	39,792.62	\$ 283,238.83
Contract awards—development ³	—	—	1,484,836.34	1,484,836.34
Loan payable—temporary loan notes, non-PHA ⁴	11,108,000.00	—	—	11,108,000.00
Accruals:				
Interest payable, non-PHA notes	59,100.80	—	—	59,100.80
Interest payable, bonds	—	—	361,453.09	361,453.09
Insurance	2,123.99	262.78	3,972.87	6,340.64
Utilities	8,124.64	1,114.78	13,523.55	22,764.97
Payments in lieu of taxes	75,158.75	12,087.26	85,434.66	172,680.67
Total accruals	144,508.18	13,466.82	464,385.10	622,340.10
Deferred Credits:				
Tenants' prepaid rent	1,164.00	333.00	8,978.50	10,475.50
Unamortized bond premium	—	—	627,463.87	627,463.87
Total deferred credits	1,164.00	333.00	636,442.37	637,939.37
Deposits:				
Tenants' security deposits	12,180.00	1,745.00	18,305.00	33,130.00
Performance deposits	1,891.58	—	—	1,891.58
Total deposits	14,071.58	1,745.00	18,305.00	34,021.58
Contract retentions	—	—	1,084,334.49	1,084,334.49
Total current liabilities	11,510,408.74	26,126.05	3,707,998.92	15,234,730.71
FIXED LIABILITIES				
Bonds issued	—	—	58,345,000.00	58,345,000.00
Less bonds retired	—	—	768,000.00	768,000.00
Net bonds outstanding	—	—	57,577,000.00	57,577,000.00
Operating reserves	485,402.17	71,773.25	189,393.73	746,569.17
Total fixed liabilities	485,402.17	71,773.25	57,766,393.73	58,323,569.17
Cumulative PHA contributions	3,237,034.95	18,799.93	2,184,241.64	5,440,074.52
Unamortized administration contract—PHA	—	1,042,436.89	—	1,042,436.89
Surplus (deficit) ⁵	(2,997,746.37)	(29,854.74)	(1,916,041.92)	(4,943,612.94)
TOTAL LIABILITIES AND SURPLUS	\$12,225,299.59	\$1,129,511.38	\$61,742,589.38	\$75,097,400.35

¹ Represents development costs for Christopher Columbus Houses, partly accepted and still under construction.² Represents uncompleted contracts under development. It is offset by credits against on liability side as Contract Awards.³ Carries amount as in Note 2.⁴ Non-PHA temporary loan notes payable are for six related projects that were formerly under permanent financing and are now being refinanced as temporary loans.⁵ Surplus shows a deficit for book purposes because PHA requires liberal allowances for depreciation. An actual appraisal at today's market, however, would greatly increase the dollar value of fixed assets.

HOUSING AUTHORITY OF THE CITY OF NEWARK

N. J. DOCUMENTS
NEWARK LIBRARY

Consolidated Balance Sheet as of December 31, 1955

ASSETS

	DEBIT BALANCE SHEET				CREDIT BALANCE SHEET	TOTAL
	Locally owned Sally Barker Court Pittsburgh Court James W. Barker Courts Stephen Crane Village John R. Ryan Court St. A. Field Court	ASSISTED HOUSING PROJECTS Locally accepted	Locally owned Freddie B. Research House Mrs. C. Kestelover House Archibald White House Rev. Wm. T. Ryan House Columbian Scholastic House			
CURRENT ASSETS						
Cash in banks:						
Administration fund	\$ 348,357.83	\$ 80,693.88	\$ 2,677,070.19	\$ 3,106,015.92		
Petty cash	1,430.00	50.00	400.00	1,900.00		
Total cash	349,787.83	80,743.88	2,677,470.19			\$ 3,107,915.92
Accounts receivable:						
Tenants (project)	13,324.32	1,587.00	19,698.02	36,509.34		
Tenants (total)			4,732.50	4,732.50		
Revolving fund		9,500.00	215,000.00	224,500.00		
Sundry	1,592.32	72.00	4,324.25	6,188.57		
PHA annual contribution			606,539.45	606,539.45		
Total accounts receivable	16,916.74	11,159.00	835,812.32			878,888.06
Inventory:						
Fuel oil	5,328.06	545.20	12,188.90	18,162.16		
Tools, equipment, materials	196,520.42			196,520.42		
Total inventory	201,848.48	545.20	12,188.90			214,702.58
Accrued interest on L.H.A. investments	93.75			93.75		
Fiscal agents' accounts (debt service)			503,099.01	503,099.01		
Advance amortization fund			3,861.70	3,861.70		
Public Housing Administration reserves:						
Investment (industrialization fund)	431,479.63	1,842.40	1,164.00			434,526.03
Development expenditures ¹			18,594,938.04	18,594,938.04		
Uncompleted contracts (contract) ²			1,484,836.34	1,484,836.34		
Deferred charges:						
Prepaid insurance	18,751.33	3,568.82	35,753.12	58,073.27		
Insurance deposits			1,960.56	1,960.56		
Sundry			5,917.44	5,917.44		
Total deferred charges	18,751.33	3,568.82	43,623.12			65,953.27
Total current assets	1,016,791.78	97,899.30	34,172,123.62			35,286,814.70
FIXED ASSETS						
Land, structures and equipment	13,997,356.91	1,316,152.05	38,502,949.92	53,816,458.88		
Less allowance for depreciation	2,790,847.10	284,539.97	932,484.15	4,007,871.23		
Net fixed assets	11,206,509.81	1,031,612.08	37,570,465.76			49,808,585.65
TOTAL ASSETS	\$12,223,299.59	\$ 1,129,511.38	\$61,742,589.38			\$75,097,400.35
CURRENT LIABILITIES						
Accounts payable:						
Vendors and contracts	\$ 2,144.09	\$ 81.78	\$ 39,592.62	\$ 41,819.49		
Bond deductions	220.89			220.89		
Residual receipts, PHA		10,498.43		10,498.43		
Sundry			200.00	200.00		
Sundry revolving fund advances	338,500.00			338,500.00		
Total accounts payable	332,864.98	10,580.23	39,792.62			\$ 383,238.83
Contract awards—development ³			1,484,836.34	1,484,836.34		
Loans payable—temporary loan notes, non-PHA ⁴	11,106,000.00					11,106,000.00
Accruals:						
Interest payable, non-PHA notes	59,100.80			59,100.80		
Interest payable, bonds			361,452.02	361,452.02		
Insurance	2,123.99	362.78	3,973.87	6,460.64		
Utilities	8,124.64	1,116.78	12,523.23	22,764.67		
Payments in lieu of taxes	75,159.75	13,087.26	65,434.66	172,681.67		
Total accruals	144,509.18	13,446.82	84,483.10			422,340.10
Deferred Credits:						
Tenants' prepaid rent	1,164.00	333.00	8,978.50	10,475.50		
Unamortized bond premium			427,463.87	427,463.87		
Total deferred credits	1,164.00	333.00	436,442.37			637,939.37
Deposits:						
Tenants' security deposits	12,180.00	1,745.00	18,203.00	32,130.00		
Performance deposits	1,891.58			1,891.58		
Total deposits	14,071.58	1,745.00	18,203.00			34,021.58
Contract relations			1,064,334.49			1,064,334.49
Total current liabilities	11,510,608.74	26,126.03	3,707,995.92			15,234,730.71
FIXED LIABILITIES						
Bonds issued			58,345,000.00	58,345,000.00		
Less bonds retired			768,000.00	768,000.00		
Net bonds outstanding			57,577,000.00	57,577,000.00		
Operating reserves	483,402.17	71,773.25	189,393.75	744,569.17		
Total fixed liabilities	483,402.17	71,773.25	57,766,393.75			58,323,569.17
Cumulative PHA contributions	3,337,034.95	18,999.93	2,184,241.64			5,440,076.52
Unamortized administration						
contracts—PHA		1,042,636.89				1,042,636.89
Surplus (deficit) ⁵	(2,997,746.37)	(29,834.74)	(1,916,041.93)			(4,943,622.94)
TOTAL LIABILITIES AND SURPLUS	\$12,223,299.59	\$1,129,511.38	\$61,742,589.38			\$75,097,400.35

¹Represents development costs for Christopher Columbus House, partly accepted and still under construction.²Represents uncompleted contracts under development. It is offset by contra account on liability side in Contract Accounts.³Contra account on its Note 3.⁴Non-PHA temporary loan notes payable are for six related projects that were formerly under permanent financing and are now being refinanced as a temporary basis.⁵Surplus shows a deficit for bond purposes because PHA requires (based allowance for depreciation. An actual appraisal of today's market, however, would greatly increase the dollar value of fixed assets.

MAY 37

ASSETS

⁴Boyles shows a doubt for both purposes because PMA requires liberal allowances for depreciation. An actual appraisal of today's market, however, would greatly increase the dollar value of fixed assets.

HOUSING AUTHORITY OF THE CITY OF NEWARK

Consolidated Balance Sheet as of March 31, 1957

ASSETS

	DIRECT INVESTMENT					
	Locally owned: Sola Bayshore Court Piedmont Court James B. Bates House Stephen Crane Village John W. Boyd Court Pella Hall Court	LOW-COST HOUSING PROJECTS Indefinitely conceived	Locally owned: Audubon B. Remond House Ola E. Buckner House Archibald Scott House Ben. W. J. Shaw House Catharine Catherine House	IN RETIREMENT N. J. S-1	TOTALS	
CURRENT ASSETS						
Cash in banks:						
Administration fund	\$ 270,752.27	\$ 29,349.86	\$ 288,734.31	\$ 428,567.04	\$ 1,017,403.48	
Petty cash	1,460.00	30.00	430.00		1,960.00	
Total cash	272,212.27	29,399.86	289,184.31	428,567.04	1,019,363.48	
Accounts receivable:						
Tenants (project)	17,468.96	3,811.00	53,257.88		75,217.84	
Tenants (sale)			631.06		631.06	
Revolving fund		12,000.00	215,606.00	5,000.00	232,606.00	
Sundry	32.00		12,704.07	250.00	12,986.07	
PHA annual contribution			2,402,527.50		2,402,527.50	
Total accounts receivable	17,700.96	15,811.00	2,664,600.51	5,250.00	2,723,362.47	
Inventories:						
Fuel oil	7,922.36	880.34	14,622.15		23,424.85	
Tools, equipment, material	251,020.31				251,020.31	
Total inventories	258,942.67	880.34	14,622.15		274,445.16	
Accrued interest on L.H.A. investments	92.75	453.37	853.42		1,402.64	
Postal agents' accounts (debit service)	422,628.12		1,421,754.06		1,874,162.18	
Advance contribution fund	14,109.94		2,269.37		16,379.31	
Public Housing Administration reserves:						
Investments (administration fund)	443,353.20	\$1,320.78	150,049.46	496,423.33	1,173,148.77	
Development expenditures ¹						
Uncompleted contracts (retained) ²	13,150.05		284,867.70	9,300.00	307,417.75	
Deferred charges:						
Prepaid insurance	13,549.51	2,073.83	71,268.04	110.50	87,001.88	
Insurance deposits						
Sundry						
Total deferred charges	13,549.51	2,073.83	71,268.04	110.50	87,001.88	
Total current assets	1,487,842.47	129,941.08	4,919,249.12	929,650.87	7,476,683.54	
FIXED ASSETS						
Land, structures and equipment	14,032,347.21	1,100,792.32	58,987,850.09	776,811.35	74,917,800.97	
Less allowance for depreciation						
Net fixed assets	14,032,347.21	1,100,792.32	58,987,850.09	776,811.35	74,917,800.97	
TOTAL ASSETS	\$15,540,189.68	\$ 1,230,733.40	\$63,907,099.21	\$ 1,716,462.22	\$82,394,484.51	
LIABILITIES AND SURPLUS						
CURRENT LIABILITIES						
Accounts payable:						
Vendors and contracts	\$ 23,554.97	\$ 134.17	\$ 3,447.83		\$ 27,136.97	
Bond and pension fund deductions	646.64	2,546.43	39,409.86		42,952.93	
Individual receipts, PHA		11,560.03	2,559.25		15,719.33	
Sundry	182.51	3.87	13,339.26	1,250.00	14,776.64	
Sundry revolving fund advances	242,000.00				242,000.00	
Total accounts payable	266,385.12	14,034.50	56,756.25	1,250.00	340,445.87	
Contract awards—development ²	13,250.05		284,867.70	9,300.00	307,417.75	
Loans payable—temporary loan notes, non-PHA ³				1,700,000.00	1,700,000.00	
Accounts:						
Interest payable, non-PHA notes				5,886.75	5,886.75	
Interest payable, bonds	133,549.37		732,636.61		836,185.98	
Insurance	4,478.85	554.13	8,943.37	25.47	14,002.02	
Utilities	8,253.92	1,137.12	16,987.00		26,970.04	
Salaries and wages	11,399.42	1,461.71	16,455.90		31,495.03	
Payments in lieu of taxes	95,473.79	15,171.79	146,760.73		279,349.31	
Total accounts	253,727.35	16,324.75	937,924.81	5,912.22	1,215,889.13	
Deferred Credits:						
Tenants' prepaid rent	449.00	87.00	2,660.00		3,295.00	
Unamortized bond premium	22,728.51		591,432.22		614,360.73	
Total deferred credits	23,177.51	87.00	594,101.22		617,545.73	
Deposits:						
Tenants' security deposits	13,360.00	1,700.00	23,180.00		37,140.00	
Performance deposits	364.00		143.00		507.00	
Total deposits	13,624.00	1,700.00	23,323.00		37,647.00	
Contract retentions	3,850.67		416,566.81		422,417.18	
Total current liabilities	575,214.70	34,166.25	2,315,639.49		2,924,920.44	
FIXED LIABILITIES						
Bonds issued	11,375,000.00		58,345,000.00		69,620,000.00	
Less bonds retired	24,000.00		1,148,000.00		1,192,000.00	
Net bonds outstanding	11,351,000.00		57,197,000.00		68,428,000.00	
Reserve, Administration Building		21,000.00			21,000.00	
Operating reserves	531,313.00	74,774.83	374,657.68		880,745.51	
Total fixed liabilities	531,313.00	95,774.83	374,657.68		901,745.51	
Cumulative PHA contributions	3,611,709.26	37,431.91	6,627,394.80		10,276,737.97	
Unamortized administration contract—PHA		989,164.58			989,164.58	
Surplus (deficit) ⁴	(429,547.38)	74,195.85	(2,487,674.76)		(2,842,546.19)	
TOTAL LIABILITIES AND SURPLUS	\$15,540,189.68	\$ 1,230,733.40	\$63,907,099.21	\$ 1,716,462.22	\$82,394,484.51	

¹ Represents development costs for Project H. J. S-15.

² Represents uncompleted contracts under development. It is offset by similar amount on liability side as Contract Awards.

³ Contra account as in Note 2.

⁴ Non-PHA temporary loan note payable are for Project H. J. S-15 which is presently under development.

⁵ Surplus shows a deficit for book purposes. However, an actual appraisal at today's market would greatly increase the dollar value of fixed assets.

HOUSING AUTHORITY OF THE CITY OF NEWARK

Consolidated Balance Sheet as of March 31, 1957

N. J. DOCUMENTS
NEWARK LIBRARY

ASSETS

	ASSETS				TOTAL
	CURRENT ASSETS	FIXED ASSETS	IN DEVELOPMENT	IN DEVELOPMENT	
Cash in banks:					
Administration fund	\$ 270,752.27	\$ 29,349.86	\$ 288,754.31	\$ 428,567.04	\$ 1,017,403.48
Petty cash	1,460.00	50.00	450.00	—	1,960.00
Total cash	272,212.27	29,399.86	289,184.31	428,567.04	1,019,363.48
Accounts receivable:					
Tenants (project)	17,668.96	3,811.00	53,757.88	—	75,237.84
Tenants (site)	—	—	631.06	—	631.06
Resolving fund	—	12,000.00	215,000.00	5,000.00	232,000.00
Sundry	32.00	—	12,704.07	250.00	12,986.07
PHA annual contribution	—	—	2,402,527.50	—	2,402,527.50
Total accounts receivable	17,700.96	15,811.00	2,684,600.51	5,250.00	2,732,362.47
Inventories:					
Fuel oil	7,922.56	880.34	14,622.15	—	23,424.85
Tools, equipment, material	251,020.31	—	—	—	251,020.31
Total inventories	258,942.87	880.34	14,622.15	—	274,445.36
Accrued interest on L.H.A. investments	93.75	455.27	853.67	—	1,402.69
Fiscal agents' accounts (site services)	452,628.12	—	1,421,534.05	—	1,874,162.17
Advance amortization fund	14,109.94	—	2,369.27	—	16,579.21
Public Housing Administration reserves:					
Investments (administration fund)	445,355.20	61,320.78	150,049.46	496,423.33	1,173,148.77
Development expenditures	—	—	—	—	—
Uncompleted contracts (contract)	13,250.05	—	284,867.70	9,300.00	307,417.75
Deferred charges:					
Prepaid insurance	13,549.51	2,673.63	71,268.04	110.50	87,001.68
Insurance deposits	—	—	—	—	—
Sundry	—	—	—	—	—
Total deferred charges	13,549.51	2,673.63	71,268.04	110.50	87,001.68
Total current assets	1,467,842.47	129,941.08	4,919,249.12	939,650.87	7,476,683.54
FIXED ASSETS					
Land, structures and equipment	14,052,347.21	1,100,792.32	58,987,850.09	776,811.35	74,917,800.97
Less allowance for depreciation	—	—	—	—	—
Net fixed assets	14,052,347.21	1,100,792.32	58,987,850.09	776,811.35	74,917,800.97
TOTAL ASSETS	\$15,540,189.68	\$ 1,230,733.40	\$63,907,099.21	\$ 1,716,462.22	\$82,394,484.51

CURRENT LIABILITIES

LIABILITIES AND SURPLUS

Accounts payable:					
Vendors and contracts	\$ 23,554.97	\$ 124.17	\$ 3,447.83	\$ 27,126.97	
Bond and pension fund deductions	646.64	2,566.43	39,609.86	—	42,822.93
Residual receipts, PHA	—	11,360.03	2,359.30	—	13,719.33
Sundry	183.51	3.87	13,339.56	1,250.00	14,776.94
Sundry revolving fund advances	242,000.00	—	—	—	242,000.00
Total accounts payable	266,385.12	14,054.50	56,756.25	1,250.00	340,445.87
Contract awards—development ¹	13,250.05	—	284,867.70	9,300.00	307,417.75
Loans payable—temporary loan notes, non-PHA ²	—	—	—	1,790,000.00	1,790,000.00
Accounts:					
Interest payable, non-PHA sales	—	—	—	5,886.75	5,886.75
Interest payable, bonds	132,549.37	—	722,656.61	—	855,185.98
Insurance	4,678.85	554.12	8,943.57	25.47	14,002.02
Utilities	8,825.92	1,157.12	18,987.00	—	28,970.04
Salaries and wages	11,599.42	1,441.71	18,653.98	—	31,495.05
Payments in lieu of taxes	95,473.79	15,171.29	168,703.73	—	279,349.31
Total accounts	253,727.35	18,334.73	937,934.81	5,912.22	1,215,889.13
Deferred Credits:					
Tenants' prepaid rent	449.00	87.00	3,469.00	—	3,905.00
Unamortized bond premium	22,928.51	—	591,432.22	—	614,360.73
Total deferred credits	23,377.51	87.00	594,901.22	—	617,565.73
Deposits:					
Tenants' security deposits	12,560.08	1,700.00	23,180.00	—	37,140.00
Performance deposits	564.00	—	143.00	—	507.00
Total deposits	13,124.08	1,700.00	23,323.00	—	37,647.00
Contract retention	5,850.67	—	416,566.51	—	422,417.18
Total current liabilities	575,214.70	34,166.25	3,315,139.49	—	3,924,920.44
FIXED LIABILITIES					
Bonds issued	11,275,000.00	—	58,345,000.00	—	69,620,000.00
Less bonds retired	24,000.00	—	1,168,000.00	—	1,192,000.00
Net bonds outstanding	11,251,000.00	—	57,177,000.00	—	68,428,000.00
Reserve, Administration Building	—	21,000.00	—	—	21,000.00
Operating reserve	521,313.00	74,774.83	274,657.48	—	870,745.51
Total fixed liabilities	11,772,313.00	95,774.83	57,451,657.48	—	901,745.51
Cumulative PHA contributions	3,611,709.25	37,431.91	6,627,394.80	—	10,276,737.97
Unamortized administration contract—PHA	—	989,164.56	—	—	989,164.56
Surplus (deficit) ³	1429,047.28	74,192.85	(2,487,694.76)	—	(2,842,544.19)
TOTAL LIABILITIES AND SURPLUS	\$15,540,189.68	\$ 1,230,733.40	\$63,907,099.21	\$ 1,716,462.22	\$82,394,484.51

¹ Represents development costs for Project N. J. 3-15.² Represents uncompleted contracts under development. It is offset by credits amount as liability side as Contract Awards.³ Credit amount as to Note 3.⁴ Non-PHA temporary loan notes payable are for Project N. J. 3-15 which is presently under development.⁵ Surplus shows a deficit for book purposes. However, on actual appraisal at today's market would greatly increase the dollar value of fixed assets.

HOUSING AUTHORITY OF THE CITY OF NEWARK

Consolidated Balance Sheet as of March 31, 1958

ASSETS

	DIRECT MANAGING FUNCTIONS		IN DEVELOPMENT R. E. D.		TOTALS
	Specific account City of Boston Court Particulars Court James M. Byrne Finance Charles Lane Village John W. Byrne Court Felix Field Court	Indirectly managed	Specific account Donald G. Bennett Finance Steve L. Eastman Finance Archibald Wade Finance Bar. Wm. F. Egan Finance Christopher Latham Finance		
CURRENT ASSETS					
Cash in hand:					
Administration fund -----	\$ 325,902.35	\$ 19,514.58	\$ 18,524.15	\$ 315,259.35	\$ 669,399.76
Petty cash -----	2,950.00	50.00	400.00	75.00	3,500.00
Total cash -----	312,852.35	19,564.58	19,124.15	315,433.35	669,399.76
Accounts receivable:					
Debits (project) -----	15,660.45	2,018.00	69,871.22	—	87,739.67
Debits (sale) -----	—	—	—	9,837.19	9,837.19
Revolving fund -----	—	12,000.00	345,000.00	12,000.00	369,000.00
Sundry -----	1,946.86	—	47,127.68	250.00	49,357.14
IRA annual contribution -----	613,625.09	—	2,400,217.50	—	3,013,842.59
Total accounts receivable -----	631,434.91	14,018.00	2,860,248.40	82,127.19	3,588,188.50
Inventories:					
Fuel oil -----	5,868.82	686.60	—	—	19,106.05
Tools, equipment, material -----	216,628.02	—	—	—	216,628.02
Total inventories -----	222,496.84	686.60	—	—	223,183.44
Accrued interest on L.S.A. -----	—	—	—	—	—
Investments:					
Investments -----	434.92	500.78	690.12	—	1,625.82
Fiscal agents' accounts -----	—	—	—	—	—
(debt service) -----	459,309.07	—	1,628,108.12	—	2,143,717.25
Advance amortization fund -----	151,849.94	—	27,139.50	—	188,989.44
Public Housing Administration -----	—	—	—	—	—
reserves:					
Investments (administration -----	—	—	—	—	—
fund) -----	506,868.73	103,561.94	200,074.56	—	810,505.23
Development expenditures -----	—	—	—	4,285,531.79	4,285,531.79
Uncompleted contracts (contra) -----	9,578.41	—	239,113.47	67,068.00	316,760.88
Deferred charges:					
Prepaid insurance -----	49,867.62	4,723.29	110,427.86	1,296.88	166,315.65
Insurance deposits -----	9,446.82	688.39	28,794.23	104.12	38,934.46
Sundry -----	364.59	44.72	713.91	—	1,123.22
Total deferred charges -----	59,679.03	5,456.40	139,936.00	1,401.00	196,572.43
Total current assets -----	2,236,705.81	141,730.56	5,160,748.05	4,632,983.63	12,171,217.39
FIXED ASSETS					
Land, structures and -----	—	—	—	—	—
equipment -----	13,075,538.57	1,360,379.61	59,025,604.08	—	73,461,522.26
TOTAL ASSETS -----	\$16,308,307.79	\$1,502,110.12	\$55,226,492.13	\$4,632,983.63	\$80,669,793.67

LIABILITIES AND SURPLUS

CURRENT LIABILITIES						
Accounts payable:						
Vendors and contractors	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —
Rent and pension fund	21,733.55	2,811.50	44,252.00	1,350.10	70,247.15	
Deductions	—	20,427.34	2,359.30	—	22,786.64	
Residual receipts, IRA	10,115.00	106.27	12,929.30	17,246.19	40,417.41	
Sundry revolving fund	—	—	—	—	—	
advances	369,000.00	—	—	—	369,000.00	
Total accounts payable	400,848.55	23,445.11	59,540.60	20,626.29	506,511.71	
Contract awards*	9,578.41	—	239,319.47	67,068.00	316,965.88	
Loans payable—Temporary loan	—	—	—	—	—	
notes, non-IRA*	—	—	—	4,580,000.00	4,580,000.00	
Accruals:						
Interest payable, non-	—	—	—	—	—	
IRA notes	—	—	—	89,559.60	89,559.60	
Interest payable, bonds	129,810.32	—	711,573.98	—	841,384.30	
Insurance	4,839.66	590.06	8,545.25	49.74	14,014.71	
Utilities	14,048.92	1,733.22	29,617.50	—	45,400.64	
Salaries and wages	13,306.55	1,387.92	29,459.16	—	44,153.63	
Payments in lieu of taxes	99,882.72	15,336.31	250,356.61	—	365,575.64	
Sundry	1,322.40	—	—	—	1,322.40	
Total accruals	263,239.76	18,963.71	950,382.50	22,609.34	1,255,195.31	
Deferred credits:						
Debits prepaid rent	515.50	22.00	1,265.00	—	1,802.50	
Unamortized bond premium	21,734.52	—	573,284.61	—	595,019.13	
Total deferred credits	21,734.52	22.00	574,549.61	—	596,816.13	
Deposits:						
Debits' security deposits	12,250.00	1,689.00	23,250.00	—	37,189.00	
Performance deposits	923.39	—	—	2,500.00	3,423.39	
Total deposits	13,173.39	1,689.00	23,250.00	2,500.00	40,612.39	
Contract retentions	1,365.00	—	792,662.51	—	794,027.51	
Total current liabilities	716,300.23	44,126.00	2,281,728.69	4,632,983.63	7,675,178.55	
FIXED LIABILITIES						
Bonds issued	11,275,000.00	—	58,345,000.00	—	69,620,000.00	
Less bonds retired	330,000.00	—	1,863,000.00	—	2,193,000.00	
Net bonds outstanding	10,945,000.00	—	56,482,000.00	—	67,427,000.00	
Reserves, Administration Bldg.	—	21,000.00	—	—	21,000.00	
Operating reserves	506,277.80	75,237.50	133,130.00	—	714,645.30	
Total fixed liabilities	11,451,277.80	96,237.50	56,615,130.00	—	68,162,645.30	
Unamortized IRA contributions	4,703,685.79	84,899.82	8,946,345.13	—	13,734,930.74	
Unamortized administration	—	—	—	—	—	
contract-IRA	—	—	—	—	—	
Surplus (deficit)*	(663,668.04)	72,336.01	(1,789,000.64)	—	(1,380,332.67)	
TOTAL LIABILITIES AND SURPLUS	\$16,308,307.79	\$1,502,110.12	\$55,226,492.13	\$4,632,983.63	\$80,669,793.67	

*Represents development costs for Project S.E.D.-15 to March 31, 1958
*Represents uncompleted contracts. It is offset by contra amount on liability side.

*Contra amount as in Note 2.

*Non-IRA temporary loan notes payable as for Project S.E.D.-15 which is presently under development.
*Surplus shows a deficit for book purposes. However, an actual appraisal at today's market would greatly increase the dollar value of fixed assets.

HOUSING AUTHORITY OF THE CITY OF NEWARK

Consolidated Balance Sheet as of March 31, 1958

NOV 59

ASSETS

CURRENT ASSETS	LIQUID RESERVE FUNDS		IN DEVELOPMENT		TOTAL
	Locally owned: S&H Savings Cert Participate Cert James B. Davis Trust Benton Case Village John R. Hyatt Cert John F. Ford Cert	Relatively complete	Locally owned: Donald B. Russell Trust Don L. Harrison Trust Archibald Ward Trust Rev. Wm. A. Pope House Christopher Columbus House	IN DEVELOPMENT N. J. 15	
Cash in banks:					
Administration fund	\$ 300,902.35	\$ 19,512.00	\$ 12,912.15	\$ 313,008.35	\$ 645,334.75
Petty cash	2,500.00	20.00	200.00	72.00	3,272.00
Total cash	311,402.35	19,532.00	13,112.15	313,080.35	648,126.75
Accounts receivable:					
Tenants (project)	15,060.45	2,018.00	69,697.02		86,775.47
Tenants (other)				9,937.19	9,937.19
Revolving fund	1,949.46	12,000.00	345,000.00	10,000.00	368,999.46
Sundry	513,625.00	44.72	47,127.60	250.00	613,447.32
PSA annual contribution	651,334.91	13,018.00	2,864,542.40	22,187.19	3,551,082.50
Total accounts receivable	1,221,371.82	15,080.72	3,281,366.11	32,374.38	4,550,192.03
Inventories:					
Fuel oil	5,288.52	686.60	13,136.63		19,111.75
Tools, equipment, material	228,116.54	686.60			228,803.14
Total inventories	233,405.06	1,373.20	13,136.63		247,914.89
Accrued interest on L.S.F.					
Investments	431.92	500.78	890.12		1,822.82
Fiscal agents' accounts					
(audit service)	459,329.07		1,684,408.18		2,143,737.25
Advance amortization fund	15,369.94		17,438.52		32,808.46
Public Housing Administration					
reserves:					
Investments (administration					
fund)	306,808.73	161,361.94	800,074.56		1,268,245.23
Development expenditures				4,228,251.79	4,228,251.79
Uncompleted contracts (contracts)	9,578.43		239,319.47	67,688.00	316,585.90
Deferred charges:					
Prepaid insurance	49,067.52	4,755.29	110,427.86	1,298.88	165,259.55
Insurance deposits	9,640.50	508.39	12,794.33	164.40	23,007.62
Sundry	364.59	44.72	743.93		1,153.24
Total deferred charges	59,072.61	5,308.40	123,966.12	1,463.28	180,810.41
Total current assets	2,236,705.23	141,750.50	5,162,748.05	4,612,983.63	12,153,187.31
FIXED ASSETS					
Land, structures and					
equipment	19,075,528.27	1,108,215.63	19,075,528.27		39,259,272.17
TOTAL ASSETS	\$41,338,233.50	\$15,258,766.13	\$24,338,276.10	\$4,612,983.63	\$85,958,259.36

LIABILITIES AND SURPLUS

CURRENT LIABILITIES	LIABILITIES		SURPLUS		TOTAL
	Accounts payable:				
Vendors and contracts	\$	\$	\$	\$	\$
Rent and pension fund					
deductions	23,733.88	2,871.50	44,858.00	3,380.10	74,853.48
Residual receipts, PSA		20,407.52	2,293.30		22,700.82
Sundry	10,115.45	186.27	32,999.30	17,646.19	53,747.21
Sundry revolving fund	359,000.00				359,000.00
advances					
Total accounts payable	412,849.33	23,465.29	77,250.60	20,626.29	534,191.51
Contract awards	9,578.43	239,319.47	67,688.00		316,585.90
Loans payable—Temporary Loan					
notes, non-PSA				4,510,000.00	4,510,000.00
Accruals:					
Interest payable, non-					
PSA notes				22,599.60	22,599.60
Interest payable, bonds	129,810.32		711,373.98		841,184.30
Insurance	4,818.86	592.06	6,245.29	49.74	11,715.95
Utilities	14,042.92	1,732.82	28,417.59		44,203.33
Salaries and wages	13,306.50	1,391.50	21,419.16		36,117.16
Payments in lieu of taxes	95,880.71	12,230.51	182,196.61		390,307.83
Sundry	1,322.40				1,322.40
Total accruals	261,199.75	15,983.71	992,312.55	22,699.34	1,292,195.35
Deferred credits:					
Tenants prepaid rent	515.50	22.00	1,269.00		1,806.50
Unamortized bond premium	23,732.52		273,285.61		297,018.13
Total deferred credits	24,248.02	22.00	974,564.61		998,834.63
Deposits:					
Tenants' security deposits	12,350.00	1,680.00	23,350.00		37,380.00
Performance deposits	253.32			2,100.00	2,353.32
Total deposits	12,603.32	1,680.00	23,350.00	2,100.00	40,733.32
Contract retentions	1,351.02		395,566.71		396,917.73
Total current liabilities	716,338.23	44,156.00	2,841,728.69	4,612,983.63	7,615,176.55
FIXED LIABILITIES					
Bonds issued	11,275,000.00		58,345,000.00		69,620,000.00
Less bonds retired	110,000.00		1,081,000.00		989,000.00
Net bonds outstanding	10,965,000.00		57,264,000.00		68,229,000.00
Reserve, Administration Bldg.		23,000.00			23,000.00
Operating reserves	586,277.80	75,237.00	331,130.92		992,645.72
Total fixed liabilities	11,551,277.80	98,237.00	58,605,130.92		69,254,645.72
Cumulative PSA contributions	4,763,659.79	54,899.83	8,946,345.13		13,764,904.75
Unamortized administration					
contract—PSA		962,430.29			962,430.29
Surplus (deficit)	(563,028.06)	72,332.00	(3,785,003.64)		(4,275,699.60)
TOTAL LIABILITIES AND SURPLUS	\$16,338,233.50	\$15,258,766.13	\$69,228,269.13	\$4,612,983.63	\$85,958,259.36

*Represents development costs for Project N.J. 15 to March 31, 1958

†Represents uncompleted contracts. It is offset by certain amount on

liability side.

*Contract amount on In Note 2.

*Non-PSA temporary loan notes payable as for Project N.J. 15 which

is presently under development.

†Surplus shows a deficit for book purposes. However, an actual

appraisal at to-day's market would greatly increase the dollar value

HOUSING AUTHORITY OF THE CITY OF NEWARK
CONSOLIDATED BALANCE SHEET AS OF MARCH 31, 1983

ASSETS

CURRENT ASSETS:	LOW RENT PROJECTS	URBAN RENEWAL PROJECTS	TOTALS
CASH IN BANK:			
General Fund	\$92,971.17	\$,682,972.30	\$,775,943.47
Project Temporary Loans	—	718,590.83	718,590.83
Repayment Fund	—	\$80,000.00	\$80,000.00
Special Account	—	—	—
Petty Cash	2,740.00	250.00	2,990.00
Total Cash	396,712.17	\$,663,913.05	\$1,060,625.22
ACCOUNTS RECEIVABLE:			
Tenants - Projects	118,519.05	—	118,519.05
Tenants - Site	—	18,964.07	18,964.07
Revolving Fund - Advances	—	\$1,000.00	\$1,000.00
Accounts Rec. - U.R.A.	145,823.04	—	145,823.04
Accounts Rec. - Other	220,073.09	1,310.84	221,383.94
Total Accounts Receivable	495,217.09	11,275.01	506,492.10
Relocation Grants Due from Fed. Gov.	—	—	622,781.28
INVENTORIES:			
Fuel Oil	26,320.79	—	26,320.79
Tools, Equip. and Materials	280,161.72	—	280,161.72
Total Inventories	306,482.51	—	306,482.51
ACCRUED INTEREST RECEIVABLE - GEN. FUND INV.	8,771.18	—	8,771.18
INVESTMENTS:			
Investments - General Fund Acct.	\$94,236.50	—	\$94,236.50
Investments - Urban Renewal	—	2,400,000.00	2,400,000.00
Total Investments	\$94,236.50	2,400,000.00	2,494,236.50
FISCAL AGENT'S ACCOUNTS:			
Debt Service Fund	8,875,772.73	—	8,875,772.73
Advance Amortization Fund	\$12.92	—	\$12.92
Total Fiscal Agents' Accts.	8,875,785.65	—	8,875,785.65
P.H.A. Annual Contributions Rec.	5,568,083.10	—	5,568,083.10
DEFERRED CHARGES:			
Prepaid Insurance	117,918.21	—	117,918.21
Insurance Deposits	61,288.80	—	61,288.80
Other	1,610.74	—	1,610.74
Total Deferred Charges	180,817.75	—	180,817.75
Total Current Assets	11,887,018.73	12,787,878.34	24,674,897.07
PROJECT EXPENDITURES:			
Survey and Planning Stage	—	2,505,817.23	2,505,817.23
Loan and Grant Stage	—	43,543,784.00	43,543,784.00
Donated Land	—	15,135.00	15,135.00
Total	—	45,663,506.23	45,663,506.23
Less: Sales Price Land Sold	—	2,097,895.45	2,097,895.45
Net Project Expenditures	—	43,565,610.78	43,565,610.78
RELOCATION PAYMENTS	—	965,968.28	965,968.28
FIXED ASSETS	191,022,052.18	—	191,022,052.18
TOTAL ASSETS	\$142,709,069.91	\$57,528,556.40	\$200,237,626.31

LIABILITIES & CAPITAL

CURRENT LIABILITIES:	LOW RENT PROJECTS	URBAN RENEWAL PROJECTS	TOTALS
ACCOUNTS PAYABLE:			
Vendors and Contractors	128,796.25	—	128,796.25
Payroll Deductions and Cost	174,462.75	—	174,462.75
Contract Retentions	180,314.18	89,853.57	270,167.75
Performance Deposits	9,015.86	301,329.50	310,345.36
Tenants' Security Deposits	—	—	—
Revolving Fund Advances	91,000.00	—	91,000.00
Sundry	551.09	18,938.43	19,489.52
Accounts Payable P.H.A. Mgt.	—	145,823.04	145,823.04
Total Accounts Payable	618,055.09	535,845.24	1,153,900.33
NOTES PAYABLE:			
1) Temporary Notes Pay. Non HUD	\$38,000.00	—	\$38,000.00
2) Prelim. Loan Notes Pay. Non HUD	—	29,494,118.00	29,494,118.00
3) Temporary Notes Pay. HUD	—	2,500,000.00	2,500,000.00
4) Advance Loan Notes Pay. HUD	—	861,856.00	861,856.00
Total Notes Payable	—	32,855,974.00	32,855,974.00
ACCRUED LIABILITIES:			
Interest Pay. - Advance Loan Notes HUD	—	80,884.74	80,884.74
Interest Pay. - Temp. Notes Non HUD	4,882.84	—	4,882.84
Interest Payable - Bonds	1,815,982.74	—	1,815,982.74
Interest Payable - Temp. Notes HUD	—	10,171.23	10,171.23
Int. Pay. - Prelim. Notes Non HUD	—	965,827.81	965,827.81
Utilities	70,779.50	—	70,779.50
Salaries and Wages	186,578.77	—	186,578.77
Insurance	42,842.81	—	42,842.81
Payments in Lieu of Taxes	558,186.82	—	558,186.82
Other	35,818.25	—	35,818.25
Total Accrued Liabilities	2,570,880.00	438,892.88	3,009,772.88
DEFERRED CREDITS:			
Tenants' Prepaid Rent	2,750.50	—	2,750.50
Total Current Liabilities	4,178,508.62	58,898,503.12	63,077,011.74
FIXED LIABILITIES:			
Bonds Issued	123,650,000.00	—	123,650,000.00
Less: Bonds Retired	13,339,000.00	—	13,339,000.00
Net Fixed Liabilities	110,311,000.00	—	110,311,000.00
Operating Reserves	1,278,996.80	—	1,278,996.80
Prin. and Int. Payments	38,022,323.49	—	38,022,323.49
Cumulative P.H.A. Cost for Elderly	930,340.00	—	930,340.00
FEDERAL GRANTS - URA			
Project Capital Grants	—	14,235,921.00	14,235,921.00
Relocation Grants	—	965,968.28	965,968.28
Total Federal Grants	—	15,201,889.28	15,201,889.28
LOCAL GRANTS-IN-AID			
Cash	—	8,494,041.00	8,494,041.00
Non Cash	—	15,125.00	15,125.00
Total Local Grants-in-Aid	—	8,499,166.00	8,499,166.00
TOTAL LIABILITIES AND CAPITAL	\$142,709,069.91	\$57,528,556.40	\$200,237,626.31

2) Temp. Loan Notes Payable - NON HUD represent funds borrowed from private sources Federally guaranteed for construction of Projects M, J, L, K and R, L, S. When these projects are completed, principal and interest are repaid through the revolving fund. These loans are guaranteed by the Federal Government under an Annual Contributions Contract.

3) Preliminary Loan Notes Payable - NON HUD represent temporary borrowings from private sources on Urban Renewal Projects. These loans will be paid out at Federal and Local cash grants when they become due.
 4) Temporary Loan Notes Payable - HUD and Advance Loan Notes payable - HUD represent borrowings from Federal Government. These advances will be repaid when Federal and Local cash grants become due.

Newark Housing Auth.
Misc. N.J. DOCUMENTS
NEWARK LIBRARY

(consolidated balance
sheet envelope)